

REAL ESTATE AT AUCTION

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Joseph Day  
Auctioneer

## READ THIS PAGE CAREFULLY

Joseph Day  
AuctioneerWhat I Want to Sell You Is Not  
Long Beach Lots but Long Beach  
Itself---Lock, Stock, and Barrel

I want to sell you its 40 miles of paved streets and its \$1,000,000.00 Boardwalk.

I want to sell you its magnificent hotels and 2,000 thoroughbred homes.

I want to sell you its \$2,000,000.00 golf course and its new \$1,000,000.00 steel bridge now in course of construction.

I want to sell you its lighting and power facilities, its sewerage system and its water mains.

I want to sell you its yacht club and its theatres, its \$250,000.00 schoolhouse and its National Bank.

I want to sell you the impetus to traffic that will follow the promised double-tracking of its railroad.

I want to sell you its \$40,000,000.00 worth of improvements to date and the millions more to come.

I want to sell you the improvements that are the fruit of 14 years' pioneering in taking chances.

I want to sell you lots that you should take more money out of later than you put in now.

I want to sell you to-morrow the golden opportunity to make the National Day of Independence also a day of Private Independence.

Light the Fuse of Fortune To-morrow  
and Let the Future Furnish the Fireworks!!

Continuation

## ABSOLUTE AUCTION SALE

The Balance of the

## 975 UNRESTRICTED LOTS

AT 2.30 P. M. **TO-MORROW** RAIN or SHINE

MONDAY, JULY 4th

IN A MAMMOTH TENT, PARK STREET, NEAR RAILROAD STATION

10% on day of sale, 10% in 30 days

**80%** in monthly installments of 2%

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage.

Immediate occupancy can be had under a tenancy arrangement for the purpose of building at once on your lot.

Liberty Bonds accepted at market value Title Guarantee and Trust Company Policies Free

Mortgages according to your needs. Savings bank books accepted as deposit

## TRAIN SCHEDULE TO LONG BEACH

Via Long Island Railroad—Trains Leave  
Pennsylvania Station, 33rd St., 7th Ave.

SUNDAY—At 9:04 a. m.—9:59 a. m.—10:04 a. m.—11:15 a. m.—12:34 p. m.—1:40 p. m.—2:15 p. m.—3:04 p. m.—4:05 p. m.

DAILY—At 8:36 a. m.—10:11 a. m.—11:05 a. m.—12:51 p. m.—2:06 p. m.—3:18 p. m.—4:04 p. m.

Via Flatbush Ave., Brooklyn—Trains Leave

SUNDAY—At 9:07 a. m.—10:02 a. m.—10:39 a. m.—11:19 a. m.—12:34 p. m.—1:38 p. m.—2:19 p. m.—3:06 p. m.—4:05 p. m.

DAILY—At 8:34 a. m.—10:08 a. m.—11:07 a. m.—12:50 p. m.—2:09 p. m.—3:18 p. m.—4:05 p. m.

## Automobile Route from New York City to Long Beach

East 59th Street to Queensboro Bridge; to Queens Boulevard; to Hillside Avenue (Jamaica); at Soldiers' Monument on Hillside Avenue turn to right at Smith Street; to Merrick Road, to Rockville Center, turn to right on Road at Sign Marked "Road to LONG BEACH"

Inspection Trains TO-DAY  
and TO-MORROW, at 2:59 P. M.  
from Penn. Station, and Flatbush Ave., Brooklyn  
Tickets may be obtained from my representatives at Train Gate.

"The Other Man's Loss Is Your Gain"

How Would You Feel  
If You Lost Millions

—as a result of providing the people of New York with one of the finest residential suburban colonies in America, and "paying the freight" since 1906—seeing millions spent on improvements—several hundred homes erected by some of the most prominent professional and business men in New York—"Guiding the Ship" through the strenuous war period, and seeing only a few houses added each year since 1914?

THEN—Being Closed Out in one of the greatest price-reduction bargain markets of the age, while

Garden City Estates  
LOTS sold for \$100

IF this had been your "lot" you would have felt fully as disappointed as the owners did at the Absolute Auction Sales held on Saturday, June 25th, and on Monday evening, June 27th, in the Brooklyn Real Estate Exchange.

BUT—the hundreds of fortunate, far-sighted home seekers who bought lots at these Great Auction Sales went away jubilant—without shedding a tear over the owner's Loss—because they had taken advantage of a wonderful opportunity to "steal" some of the biggest bargains ever sold at Absolute Public Auction in the history of real estate in or near the City of New York.

THINK—of the hundreds of houses that no doubt will be built this next year by far-sighted, thrifty buyers at these sales, and of how an influx of new population should enhance realty values at Garden City Estates, the growth of which should be now immensely stimulated.

Garden City Estates is going to grow now by leaps and bounds. More houses and bungalows probably will be built in the next year than have been built there in the last fifteen years!

REMEMBER—that the prices at which these Garden City Estates lots are being sold would not pay to-day for the cost of improving them; that they are variously located on some of the finest Boulevards and Avenues, and in the vicinity of houses that cost \$10,000 to \$150,000; that you can build a \$2,000 or a \$3,000 bungalow, a \$4,000, a \$5,000, a \$7,000, an \$8,000 or a \$12,000 all-year home.

"BUY A FEW OF THESE LOTS NOW."

## Garden City Estates

within the corporate limits of the Village of Garden City.

"AT YOUR OWN PRICE."

Some of the best located lots, including a number of plots in Stewart Ave., remain to be sold for whatever they may bring, at the

## Continuation Auction Sale

## 376 GARDEN CITY LOTS

on Stewart Ave., Nassau Boulevard and adjoining Streets

Absolute Auction Sale  
Next Wednesday, July 6

at 8 P. M., Rain or Shine

In Brooklyn Real Estate Exchange, 189 Montague St.

**\$10**      **\$20**      **\$25**

secures a      secures a      secures a  
**\$100 Lot**      **\$200 Lot**      **\$250 Lot**

10% on Day of Sale—10% in Thirty Days

**80%** in Monthly Installments of 2%

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage.

Title Guarantee & Trust Co. Policies Free.

Savings Bank Books, on proper assignment, as well as Liberty Bonds at market value, accepted as deposit.

By motor from 49th Street via the Queensboro Bridge—Queens Boulevard to Hillside Ave., Jericho Turnpike to Nassau Boulevard. Sign Garden City Estates.

SEND FOR BOOKMAP

The Estate of  
James Gordon Bennett

sold at auction

## Washington Heights in 1919

500 Lots Sold for \$1,768,100

The Estate of James Gordon Bennett Will Sell

## Dunwoodie Heights in 1921

941 Choice Lots at Public Auction ?  
for whatever they may bring.....

James Gordon Bennett founded the greatest newspaper of his day, the New York Herald—He was a genius for selecting news for newspapers—He had a "nose for news" and could smell out a "live" story almost before its happening.

James Gordon Bennett was also a genius for anticipating the march of progress—He, many years ago, selected for his home one of the choicest and most historical locations on Manhattan Island—He bought this land when it was cheap—He foresaw the great future value of Washington Heights—His judgment was vindicated in 1919 when I sold the 500 Bennett Estate lots on Washington Heights for \$1,768,100 at public auction—How is that for keen judgment in picking a location destined for an immense increase in value due to transit improvements and the march of population Northward? He was some picker!

James Gordon Bennett also picked out two of the choicest properties in Yonkers, just North of the New York City Line—one at the head of Jerome Avenue, on Central Park Avenue, where Yonkers Avenue, the great cross road from Yonkers to Mount Vernon, now forms a future "hub"—the other Bennett property overlooks the Dunwoodie Golf and Country Club and St. Joseph's Seminary, and comprises one of the highest sections in this nearby part of Yonkers.

DUNWOODIE HEIGHTS  
YONKERS, Westchester County, New York

and on YONKERS AVE. and CENTRAL PARK (JEROME) AVE., free of building cost restrictions, and at your own price, regardless of what it may have cost Mr. Bennett and his Estate to carry these properties since Mr. Bennett purchased them many years ago, when 42nd Street was "out-of-town."

## 941 BUNGALOW LOTS

on YONKERS AVE., CENTRAL PARK (JEROME) AVE. and Midland, Cook, Seminary, Bennett and adjacent Avenues, to be sold separately at

## Absolute Executors' Auction Sale

by order of

Rodman Wanamaker, Esq., and  
Guaranty Trust Co. of New York, Executors

## SATURDAY, JULY 16th

at 2 P. M., rain or shine, on the premises under mammoth tent, corner of YONKERS and CENTRAL PARK AVES., Yonkers, N. Y.

The Yonkers Avenue trolley line passes right through one section of the Bennett properties, and connects with the Central Park Ave. trolley line, which runs to the Woodlawn terminal station of the Jerome Ave. subway extension. The Yonkers Ave. line also connects with all the transit lines that centre in Getty Square, Yonkers, and with the stations at Mount Vernon, on the New York and Harlem Division of the N. Y. C. R. R. and the N. Y., N. H. & H. R. R. The Dunwoodie station on the Putnam Division of the N. Y. C. R. R. is located about midway between the two James Gordon Bennett Estate Properties, on Dunwoodie Heights.

## The Dunwoodie Golf and Country Club

and the St. Joseph's (Dunwoodie) Seminary are adjacent to the lots to be sold, in the immediate vicinity of which a large number of houses are now built and occupied.

Title Guarantee &amp; Trust Co. Policies Free

Savings Bank Books, on proper assignment, as well as Liberty Bonds, at market value, will be accepted as deposit.

**70%** at 6%—60% at 5½%—50% at 5% may remain on mortgage

Messrs. Stetson, Jennings & Russell, Attorneys, 15 Broad Street, N. Y. C.

Messrs. Jay & Candler, Attorneys, 48 Wall Street, N. Y. C.

## GO TO THE PROPERTY TO-DAY

Take Interborough-Lexington Ave. subway (Jerome Ave. train) to Woodlawn (terminal) station, and change to Central Park Ave. trolley. Get off at property, at intersection of Central Park Ave. and Yonkers Ave. From Yonkers or Mount Vernon take Yonkers Ave. trolley to Central Park Ave., where my representatives will be stationed.

SEND FOR BOOKMAP

At noon in the Exchange Salesroom

## Special Sales Day---Tuesday, July 12th

14 Vesey Street, New York City

## Executors' Sale

Estate of Mary A. P. Draper, Dec'd,  
George W. Wickersham and Edward J. Hancy, Esqs.,  
Executors.

Vacant Plot, East Side of First Avenue,  
North of 125th Street and extending to  
the Harlem River. Size 382.3½x300.6½x  
110.11½ x irregular. This plot is now  
under lease to the Penn. R.R. at \$12,125  
net per year.

Block Front, West Side of First Avenue,  
126th to 127th Streets. Size 140x199.10  
x irregular.

Southwest Corner, First Ave., 126th  
St. Size 149.10x90x99.11 x irregular.

Messrs. Calwalader, Wickersham & Taft, Attys. for Executors,  
40 Wall St., New York City.

## Estate Sale

Estate of Mary Jane Dalton, Dec'd.  
Emma G. McGuire, Executrix.

## Brooklyn Homesites

North Side 73d St.

(300 Ft. East of Narrows Ave.)  
Vacant plot of 4 lots, to be sold  
separately. Size 20x100 each.

## East Side West St.

(200 Ft. South of Ave. M.)  
Vacant plot of 4 lots, to be sold  
separately. Size 20x100 each.

## North Side 70th St.

(Bet. 19th, 20th and 21st Aves.)  
2 vacant plots of 4 lots, each to be  
sold separately. Size 20x100 each.

## W. S. Crotona Ave.

(170 Ft. South of East 137th St.)  
(Borough of the Bronx)  
Vacant plot of 4 lots, to be sold  
separately. Size 20x100 each. 50%  
on mortgage.

## Estate Sales

Estate of John J. Murphy, Dec'd.  
Hon. Charles F. Murphy, Executor.

## 204 East 22nd St.

(Adj. Southeast Corner 2d Ave.)  
3 story brick building, with store.  
Immediate possession. Size 21x67.75.  
HENRY C. WELLS, ATT'Y.  
25 West 43d St., N. Y. City.

## Manhattan Property

W. S. Post Ave.

at Amsterdam Ave.

Vacant plot, ready for improvement.  
Size 20.5x110x100.

## Business Investments

35 East 19th St.

(Bet. Broadway and 4th Ave.)  
3 story brick business building. Size  
20x100.

JOSEPH J. DREYER, ATT'Y.  
1265 Broadway, N. Y. City.

## Country Dwellings

Sea Cliff, L. I.

Bay Ave., Bet. 17th & 18th Sts.

Two cottages, to be sold separately.  
Overlooking beautiful Hempstead  
Harbor. One house fully furnished.  
Size 120x160 and 60x80.

## Absolute Estate Sales

Estate of Alexander Cadoo, Dec'd.  
N. S. West 137th St.

(100 Ft. East of Lenox Ave.)  
Vacant plot of 4 lots, to be sold  
separately. Size 25x99.11 each.

W. S. Jerome Ave.

Thru to Cromwell Ave.

Vacant plot, ready for improvement.  
Size 15x100.

N. S. McLean Ave.

Kimball to Hamilton Aves.

Yonkers, N. Y.

Vacant plot of 5 lots, to be sold  
separately. Sizes about 25x110 each.

WILLIAM D. MURRAY, ATT'Y.  
62 William St., N. Y. City.

Estate of Daniel J. Carroll, Dec'd.

Columbia Trust Co. of N. Y. City, Executors.

20 Choice Queens Lots

to be sold separately.

State St., 30th & 31st Sts.

Broadway-on-the-Hill,  
FLUSHING, L. I.

Size about 25x100 each.  
Messrs. GIFFORD, HOBBS & BEARD,  
Attys., 60 Broadway, N. Y. City.

## Absolute Executors' Sales

Estate of Nathan I. Bennett, Dec'd.  
Howard H. Woodman,  
George A. Kinner, Esqs., Executors.

## E. S. Jerome Av.

125 Ft. N. of Cameron Pl.  
(Borough of the Bronx)  
Vacant plot, ready for improvement.  
Size 15x100.

Messrs. FRIESSINGER, NEWCOMBE,  
CUNNINGHAM & WIGG, Attys.,  
15 William St., N. Y. City.

Estate of Charles S. Friedlander, Dec'd

499 Canal St.

(Bet. Hudson and Renwick Sts.)  
4 story tenement, with store. Size  
16.8x38.10x24.9x52.

LEONARD KLEIN, ATT'Y.  
2 Rector St., N. Y. City.

## Choice Bronx Plots

Ferris Av. to Balcom Av.

East Bronx, N. Y. C.

Large tract of about ½ acres, to  
be sold as one parcel.

## Bronx Business Property

E. S. Broadway

273.78 N. of West 234th St.

Thru to Putnam Ave.

Vacant plot, 150.91 ft. on Broadway  
x300.98 ft. to Putnam Ave. x150.51 ft.  
on Putnam Ave. x 100 ft.

## 20 Bronx Lots

To be sold separately.

Formerly parts Lordland Spencer Est.

Golden, Burke, Adees Aves.

These lots are ready for immediate  
improvement and are near two sub-  
way stations. Size about 25x100 each.

W. S. White Plains Road

(Bet. Westchester and Gleason Aves.)  
Vacant plot of 3 lots, to be sold  
separately. Sizes 25x164.12; 24x163.89;  
25x162.54.

## Connecticut Property

Near Greenwich

Large Tract of about 6½ Acres

close to Cos Cob Station of New York,  
New Haven and Hartford Railroad.  
Suitable for country estate or for de-  
velopment.

## Brooklyn Investments

S. E. Cor. Brooklyn Av.

& St. John's Place

(Known as 247 Brooklyn Ave. and  
1020 St. John's Place)

4 story, two family dwelling. 8  
rooms and bath each apartment. Size  
20.3½x100.

## 107-109 North First St.

(48.2½ Ft. West of Berry St.)  
4 story brick factory. Immediate  
possession. Size 50.1½x60.10x irreg.

## Brooklyn Business Plots

E. S. New Utrecht Ave.

(Bet. 63d and 64th Sts.)  
Well located business property. Size  
16.2½x213.8½ irreg.

## Northeast Corner

New Utrecht Av., 61st St.

Irregular plot, 160x194.1½x80.0½  
irreg. To be sold as one parcel.

Send for Bookmap

67 LIBERTY ST., NEW YORK CITY

Send for Bookmap

TELEPHONE CORTLANDT 0744